

ORDINANCE NO. 91-21

BY: **DEBORAH LIME**  
(By Request – Safety Director)

AN ORDINANCE TO REPEAL CHAPTER 1717  
“GROUP HOMES” AND TO ENACT CHAPTER 1158  
ENTITLED “RESIDENTIAL FACILITIES” OF PART  
ELEVEN “PLANNING AND ZONING CODE” OF THE  
CODIFIED ORDINANCES OF THE CITY OF  
PARMA, AND DECLARING AN EMERGENCY

**WHEREAS**, in accordance with the Constitution of the State of Ohio and the Ohio Revised Code, the City of Parma has the power to enact building, planning, and zoning laws that are intended to protect the health, welfare and safety of the citizens of the City; and

**WHEREAS**, in June of 1996 the City of Parma enacted Chapter 1717 of the Codified Ordinances of the City of Parma, titled “Family Homes” which broadly describes what is now referred to in the Ohio Revised Code as a “Residential Facility”; and

**WHEREAS**, Chapter 1717 titled “Family Homes” is outdated and needs to be replaced to be consistent with the Ohio Revised Code and federal laws; and

**WHEREAS**, while Ohio municipalities may not adopt licensing requirements for residential facilities that are licensed by the Ohio Department of Mental Health and Addiction Services, municipalities may apply general housing, fire and safety regulations and zoning requirements to residential facilities that apply to all other structures in the City. For example, exterior maintenance repair and appearance regulations as well as zoning requirements that are consistent with one, two and multi-family facilities; and

**WHEREAS**, enacting new Chapter 1158 “Residential Facility” will better enable the City to monitor the operation of a Residential Facility by requiring a Residential Facility to complete and submit an application to the Building Commission to make certain the Residential Facility is complying with the City’s general housing, fire and safety regulations and zoning requirements.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PARMA, STATE OF OHIO:

Section 1. Chapter 1717 titled “Family Homes” as it existed heretofore, is hereby repealed in its entirety as it is outdated and needs to be replaced to be consistent with the Ohio Revised Code and federal laws.

Section 2. That Council hereby enacts Chapter 1158 entitled “Residential Facilities” of Part Eleven “Planning and Zoning Code” of the Codified Ordinances of the City of Parma to read as the attached Exhibit “A”.

Section 3. That the purpose of enacting Chapter 1158 of the Parma Codified Ordinances is to ensure that Residential Facilities operating in the City of Parma are complying with the City’s general housing, fire and safety regulations and zoning requirements.

Section 4. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 5. For the foregoing reasons that this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety, and welfare for the City of Parma and its residents, and it is necessary to enact this new chapter as soon as possible, and therefore this Ordinance shall become immediately effective upon receiving the affirmative vote of two-thirds of all members elected to Council and approval of the Mayor, otherwise from and after the earliest period allowed by law.

PASSED: \_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
CLERK OF COUNCIL

FILED WITH  
THE MAYOR: \_\_\_\_\_  
MAYOR, CITY OF PARMA, OHIO